

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission meeting** in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **February 25, 2014**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

1. **FINAL PLAT (FP)**

Consider approval of a final plat for “**Sun Valley Estates Phase 13**” a six (6) lot residential subdivision plat. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and is located at Auburn Drive and Banded Hills Drive (Little valley area at approximately 2825 East and 3770 South). Case No. 2013-FP-056. (Staff – Todd J.)

2. **ZONE CHANGE (ZC) - PUBLIC HEARING (5:00 P.M.)**

Consider a zone change request from M&G (Mining & Grazing) and A-1 (Agricultural) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size)–for “**Hawthorn Estates**” on approximately 29.97 acres of land located approximately 3500 South and 3000 East. The applicant is Development Solutions and the representative is Mr. Brad Peterson. Case No. 2014-ZC-003 (Staff – Craig H.).

3. **PRELIMINARY PLAT (PP)**

A. Consider approval of a preliminary plat for “**Kenny Estates**” a six (6) lot residential subdivision. The applicant(s) are Mr. and Mrs. Kenny Blake. The property is zoned R-1-7 (Single Family Residential 7,000 square foot minimum lot size) and is located at 2660 East 430 North. Case No. 2014-PP-013 (Staff – Wes J.).

4. **CONDITIONAL USE PERMIT**

Consider a request for a Conditional Use Permit (CUP) for a **detached accessory garage** with a building height of approximately twenty-one feet (21’). That exceeds the allowable building height unless a CUP is approved. The subject property is located at 2501 East 3860 South The zoning is RE-37.5 (Residential Estate 37,500 square foot

minimum lot size). Jared and Aimee Thatcher are the applicants. Case No. 2014-CUP-003. (Staff – Craig H.).

5. **RECOGNITION AND FAREWELL**

Thank you and farewell to Planning Commissioners Ron Bracken (Chairman), Ron Read, and Kim Campbell.

6. **TRAINING**

Active Planning Commissioners are invited and encouraged to attend the 2014 UTAPA (Utah American Planning Association) Spring Conference to be held in Springdale, Utah on April 3rd & 4th. The Friday session of the conference will have courses specifically for appointed City officials. Interested commissioners may contact Craig Harvey to discuss details and for registration assistance. Information attached to agenda.

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1

Final Plat

PLANNING COMMISSION AGENDA REPORT: 02/25/2014

FINAL PLAT

Sun Valley Estates Phase 13

Case No. 2013-FP-056

- Request:** Approval of a 6 Lot Residential Subdivision Final Plat
- Representative:** Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780
- Property:** Located at Auburn Drive and Banded Hills Drive (Little Valley area, at approximately 2825 East and 3770 South)
- Zone:** R-1-10
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.

ITEM 2

Zone Change

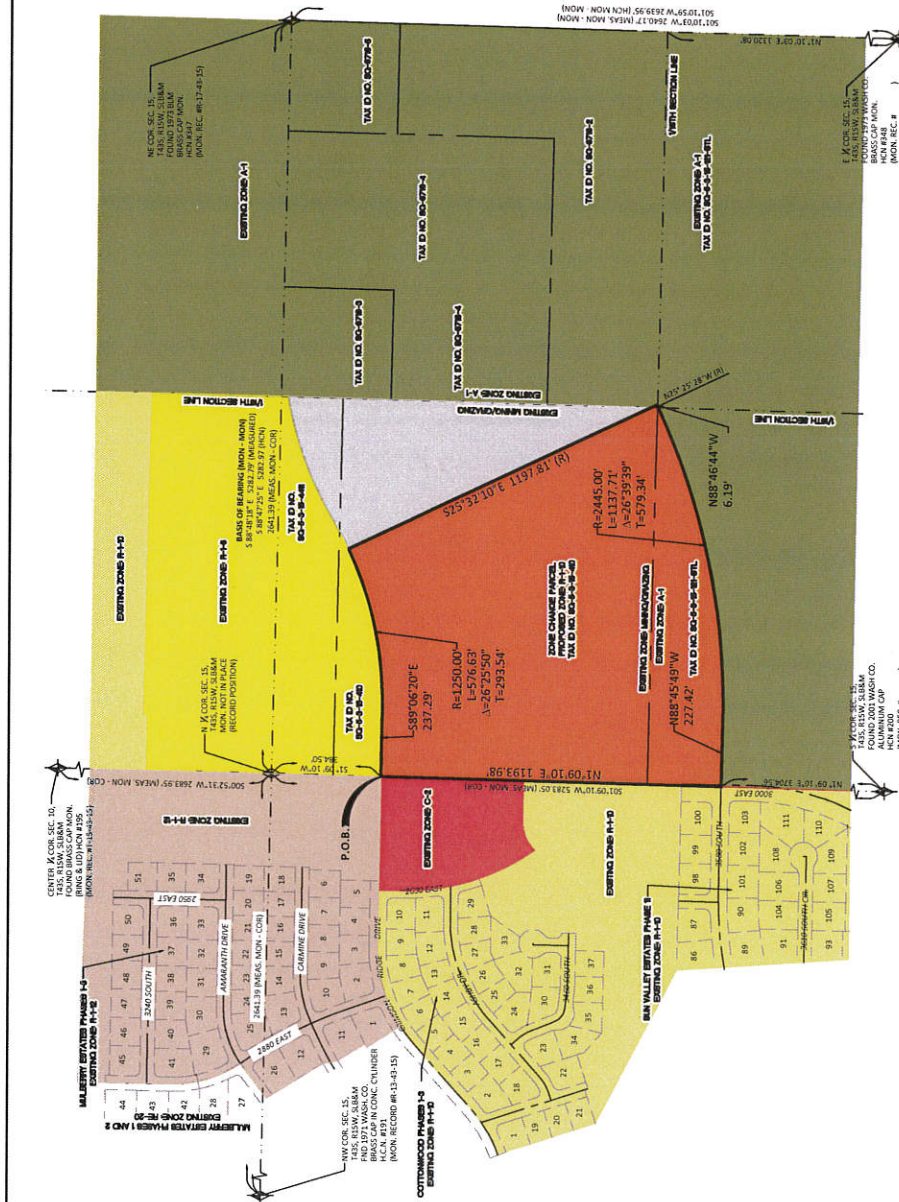
PLANNING COMMISSION AGENDA REPORT: 02/25/2014

ZONE CHANGE

Hawthorn Estates – Little Valley

Case No. 2014-ZC-003

- Request:** To rezone a 29.97 acre parcel from M&G (Mining & Grazing) and A-1 (Agricultural) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The property is generally located at approximately 3500 South and 3000 East southeast of the intersection of Crimson Ridge Drive and 3000 East Streets.
- Applicant:** Development Solutions Inc.
113 East 200 North #2
St. George, Utah 84770
- Representative:** Mr. Brad Peterson
- Area:** 29.97 acres
- Current Zone(s):** M&G (Mining & Grazing) and A-1 (Agricultural)
- General Plan:** LDR - Low Density Residential (Up to 4 du/acre)
- Density:** Up to 4.0 du/acre
- Adjacent zones:** North: R-1-8
East: M&G / A-1
South: A-1
West: C-2 (SW corner Crimson ridge & 3000 E) & R-1-10
- Project:** This zone change if approved would allow for the future submittal of residential subdivision plats.
- Comments:** Staff finds that this change is in harmony with the current General Plan of this area and Staff recommends approval.



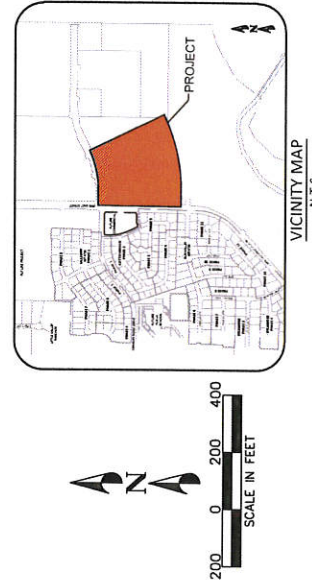

LEGAL DESCRIPTIONS

ZONE CHANGE PARCEL

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING SOUTH 07°09'10" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 384.50 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 15, QUARTER 36, T8S, R10E, AND MEASURING SOUTHWESTERLY ALONG SAID NORTH QUARTER CORNER BEING SOUTH 88°48'18" WEST, 2664.30 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST CORNER OF SECTION 15, AND RUNNING THENCE SOUTH 89°06'20" EAST 237.29 FEET TO A POINT OF CURVATURE OF SAID SECTION 15, CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 127°42'42" TO A POINT OF TANGENCY OF SAID CURVE, THENCE ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 41.9 FEET TO A POINT ON A 444.0-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS OF POINT BEARS NORTH 25°29'28" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 113°07'17" FEET; THENCE NORTH 88°45'49" WEST 227.42 FEET TO A POINT ON SAID QUARTER SECTION LINE, A DISTANCE OF 1193.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 29.97 ACRES

TAX ID NO'S: SG-5-3-15-410 AND SG-5-3-15-121-571



SITE DATA:

SUBJECT PARCEL
CURRENT ZONE: MINING/GRAZING
PROPOSED ZONE: R-1-10
AREA: 29.97 AC.

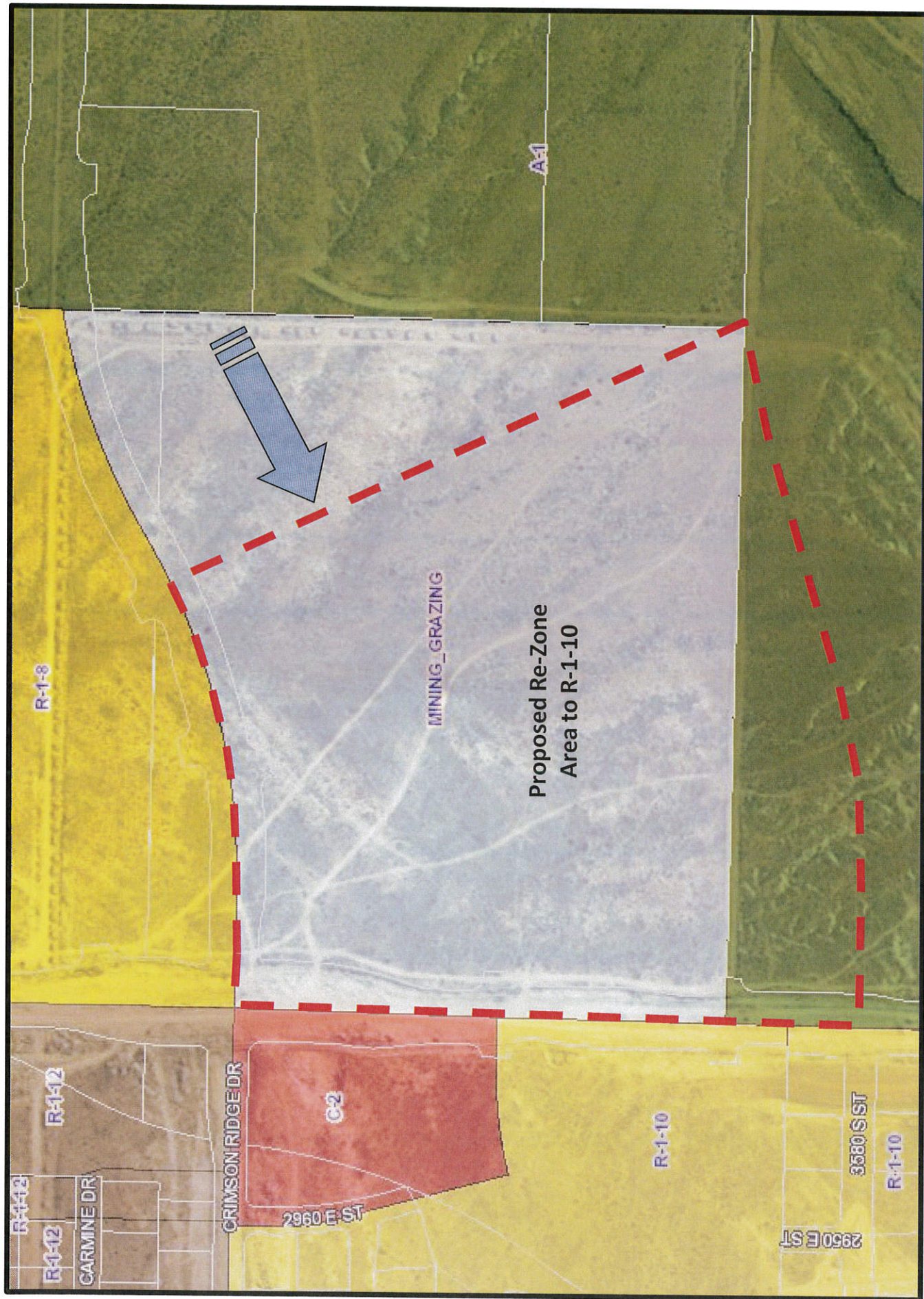
NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

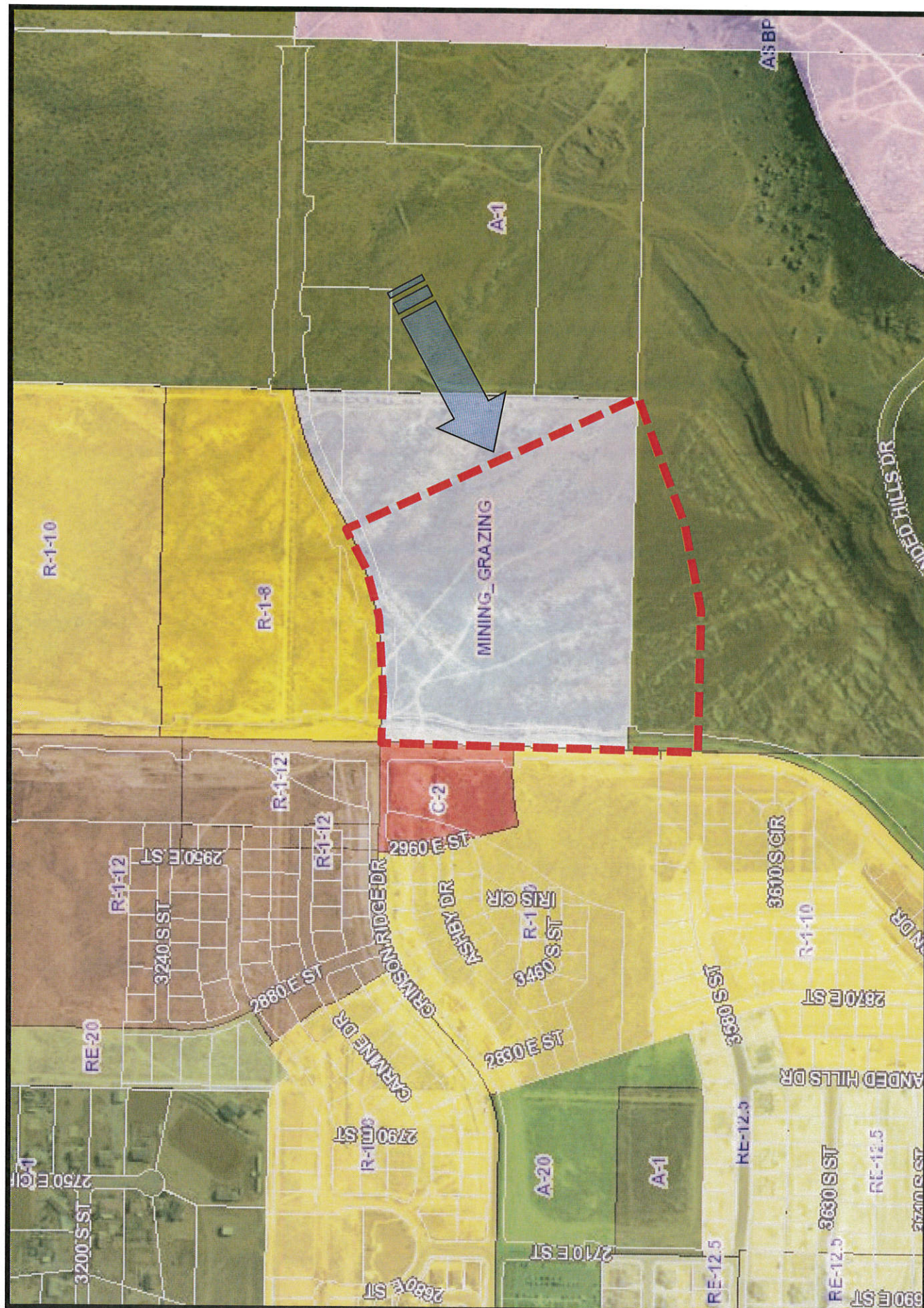
LEGEND

- ZONE CHANGE BOUNDARY
 EXISTING ADJOINING PROPERTY LINE
 CENTERLINE
 EXISTING PROPERTY LINES

Zone Change for
HAWTHORN ESTATES
Located in the Northeast Quarter of Section 15, Township 43
South, Range 15 West, SLB&M



Existing Zoning



Vicinity of Proposed Re-Zone Area



Aerial View

ITEM 3

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 02/25/2014

PRELIMINARY PLAT

Kenny Estates

Case No. 2014-PP-013

- Request:** A request to approve a preliminary plat for a six (6) lot residential subdivision
- Location:** The property is located at 2660 East and 430 North
- Property:** 1.09 acres
- Number of Lots:** 6
- Density:** 6 dwelling units per acre
- Zoning:** R-1-7
- Adjacent zones:** This plat is surrounded by the following zones:
North – R-1-7
South – R-1-7
East – R-1-7
West – R-1-7
- General Plan:** Medium Density Residential (5 to 9 Du/Ac)
- Applicant:** Kenny & Gina Blake
- Representative:** Zach Renstrom, Bush & Gudgell

Comments:

1. Asphalt Pavement, curb and gutter and utilities were installed with the South Pointe Phase 7 project, except utilities were not stubbed to lot 6. Developer has agreed to bond for utilities to lot 6 and for sidewalk along 430 North.
2. These lots will be double fronting lots and will require a 10-foot landscape strip and a 6-foot high privacy wall along 450 North. Developer will be responsible to install these as well as curb and gutter along 450 North.



ITEM 4

CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 02/25/2014

CONDITIONAL USE PERMIT

Case No. 2014-CUP-003

Request: To construct a detached residential garage. The height will exceed the allowable building height of fifteen feet (15'), unless a conditional use permit is granted for a greater height.

Property: The subject residence is at 2501 East 3860 South.

Applicant: Mr. Jared & Aimee Thatcher
2501 E. 3860 S.
St. George, Utah 84790

Zoning: RE-37.5 (Residential Estates – 37,500 s.f. minimum lot size)

Ordinance: The Title 10, Chapter 7B “Modifying Regulations,” Section 10-7B-6(B)(7) reads: *“Detached Garages and accessory building shall be limited to an overall height of fifteen feet (15') for pitched roofs...unless a Conditional Use Permit is granted for a greater height”*. This structure will be ± twenty-one feet (21') in height, thus necessitating the purpose of this conditional use permit request.

Adj. Land: Single-family residences

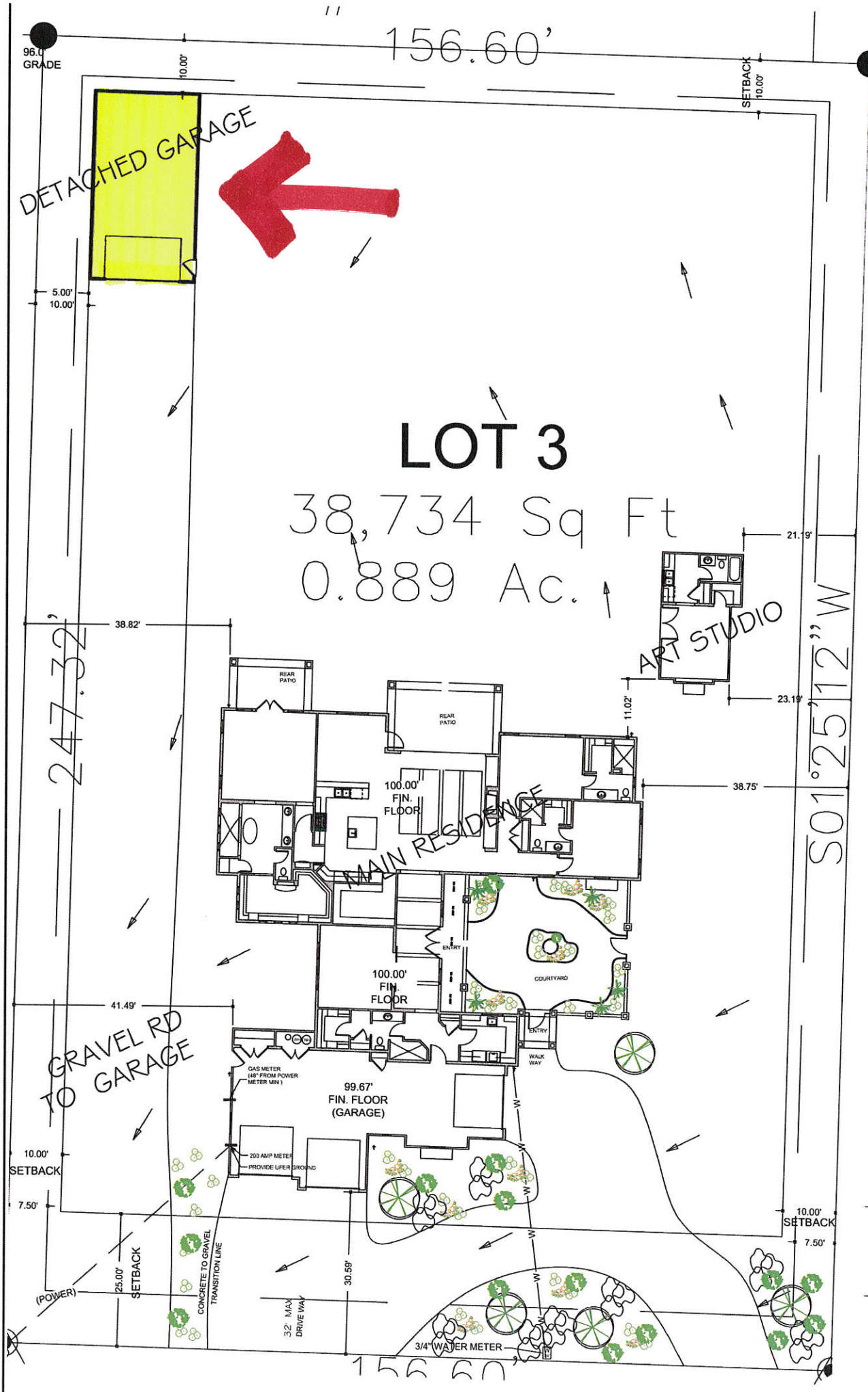
Comments:

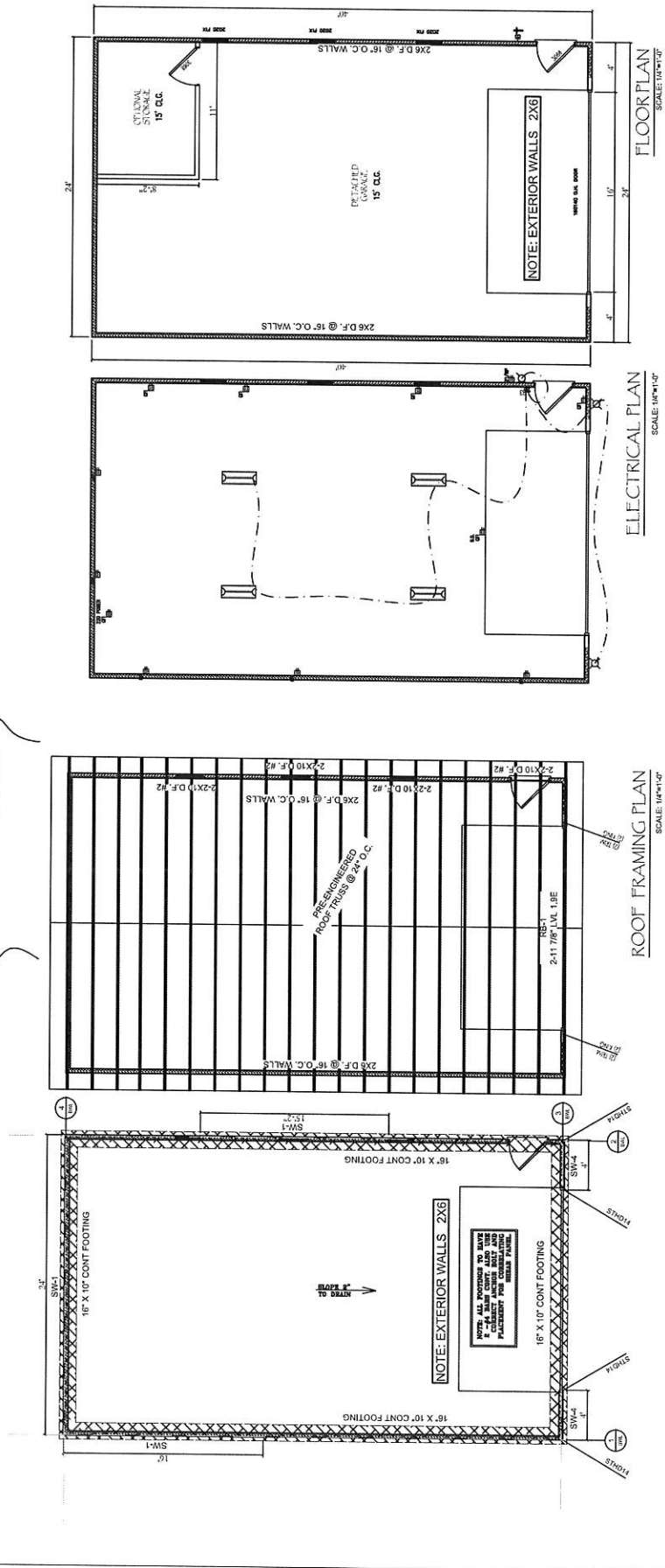
1. The proposed structure will be located in the rear yard approximately ninety feet (90') from the main dwelling and ten feet (10') from the side and rear property line.
2. The detached garage is to be used for the storage of a RV and ATVs.
3. The proposed height is due to matching the main dwelling's roof 3/12 pitch and a tall wall height (15' to top of wall plate) to accommodate the RV.
4. The proposed structure will not encroach onto any City easements.
5. The detached garage will have the same finishes as the existing home and similar colors. There will be a small enclosed storage area (non-living space) in the garage.
6. Staff recommends approval.

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.

	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
The garage will have the same finish materials as the existing home.		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	N/A	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
The detached garage will be approximately 21' feet in height.		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
A detached garage is within the existing character of the zone.		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)







Vicinity & Zoning Map

ITEM 5

Training

PLANNING COMMISSION AGENDA REPORT: **02/25/2014**

TRAINING

UTAPA

Active Planning Commissioners are invited and encouraged to attend the 2014 UTAPA (Utah American Planning Association) Spring Conference to be held in Springdale Utah on April 3rd & 4th. The Friday session of the conference will have courses specifically for appointed City officials. Interested commissioners may contact Craig Harvey to discuss details and for registration assistance. Information attached to agenda.

New Perspectives Better Results.



AMERICAN PLANNING ASSOCIATION UTAH
SPRING 2014 CONFERENCE, APRIL 2 - 4
CANYON COMMUNITY CENTER
SPRINGDALE, UTAH

2014 REGISTRATION FEES

Price Through March 17, 2014	Price After March 17, 2014	PLEASE CHECK THE APPROPRIATE BOX
<input type="checkbox"/> \$165.00	<input type="checkbox"/> \$195.00	Member, Utah Chapter APA
<input type="checkbox"/> \$185.00	<input type="checkbox"/> \$215.00	Non-Member, Utah Chapter APA
<input type="checkbox"/> \$75.00	<input type="checkbox"/> \$75.00	Full-Time Student / FAICP / Retired / Elected & Citizen Planner Officials - One Day
<input type="checkbox"/> \$90.00	<input type="checkbox"/> \$90.00	Full-Time Student / FAICP / Retired / Elected & Citizen Planner Officials - Two Day
<input type="checkbox"/> \$135.00	<input type="checkbox"/> \$135.00	One Day Registration

Mobile Workshops*

TO REGISTER FOR A MOBILE WORKSHOP EMAIL JUDI PICKELL AT utah-apa@utah-apa.org
Please include the workshop and any applicable equipment choice.

*Capacity is limited. Registration is on a first come, first serve basis. Please register early to secure your spot.

Bus Tour (Thursday) ☐

Bike Tour (AM Friday) ☐

Bike Tour (PM Friday) ☐

☐ "I will bring my own bike."

☐ "I will bring my own bike."

☐ "I would like to use a rental bike."
No additional charge.

☐ "I would like to use a rental bike."
No additional charge.

Name Tag Info

Name _____

AICP _____

FAICP _____

Organization _____

Title: _____

Credit Card Info

Card # _____

Exp. Date _____

Amount _____

City/State/Zip _____

Email _____

Register online at www.utah-apa.org beginning January 22nd, 2014

To pay your registration fee by check, please mail your payment and completed registration form to:
UT APA Chapter, PO Box 1264, American Fork, UT 84003

*Registration will not be accepted without payments. Refund requests must be made in writing at least 2 weeks prior to the conference. A \$10.00 processing fee will be deducted from all refunds. Questions may be sent to utah-apa@utah-apa.org or call 801-450-2659. Receipts are available upon request.

UTAPA Spring 2014: Planning Your Visit



DIRECTIONS

FROM THE NORTH:

Take **I-15 South**.

Take **exit 27** for **UT-17** towards Toquerville/Hurricane.

Turn **left** onto **UT-17 South**.

Turn **left** onto **UT-9 East/W 500 N**.

Turn **left** onto **Lion Blvd**.

The Canyon Community Center will be on your right.

FROM THE SOUTH:

Take **I-15 North**.

Take **exit 16** for **UT-9** toward Hurricane/Zion National Park.

Keep right at the fork and merge onto **UT-9 E/State St**.

Turn **right** onto **UT-9 E/W 500 N**, continue on **UT-9**.

Turn **left** onto **Lion Blvd**.

The Canyon Community Center will be on your right.

LOCAL HOTELS

LA QUINTA INN & SUITES, SPRINGDALE

792 Zion Park Blvd. Springdale, UT

435.627.5280 - Ask for UTAPA Discount

www.laquintazionparkspringdale.com

HAMPTON INN & SUITES, SPRINGDALE

1127 Zion Park Blvd. Springdale, UT

435.627.9191

BEST WESTERN ZION PARK INN, SPRINGDALE

1215 Zion Park Blvd. Springdale, UT

435.772.3200 - Ask for UTAPA Discount

CABLE MOUNTAIN LODGE, SPRINGDALE

147 Zion Park Blvd. Springdale, UT

435.772.3366 - Ask for UTAPA Discount



UTAPA Spring 2014: Conference Schedule



WEDNESDAY, APRIL 2, 2014

7:00 PM
- 9:30 PM

Opening Social & Light Dessert Buffet | Night Sky and Star Gazing Event

Canyon Community Center

THURSDAY, APRIL 3, 2014

ON THE ROAD

BOOTS ON THE GROUND

GETTING OUT

7:45 AM
- 8:30 AM

Registration / Continental Breakfast / Networking Time

8:30 AM
- 9:00 AM

Welcome by Springdale Mayor, Stanley Smith and Chapter President, Aric A. Jensen

Performance Room

9:00 AM
- 10:20 AM

Opening Keynote | Peter Norton and Andy Bouneu

What's Your Story? - 1 CM Credit - Performance Room

10:20 AM
- 10:30 AM

BREAK, SPONSORED BY SUNRISE ENGINEERING

Places, Planners, & Stories

*Peter Norton
Andy Bouneu*

*1 CM Credit
Performance Room*

Waterworks

Dennis Marker

*1 CM Credit
Springdale Council Room*

10:30 AM
- 11:30 AM

11:30 AM
- 1:00 PM

LUNCH IN SPRINGDALE

Motortales of Zion National Park

John Clark

*1 CM Credit
Performance Room*

1:00 PM
- 2:00 PM

Designing Healthy Communities

Southwest Utah Department of Health

*1 CM Credit
Performance Room*

2:05 PM
- 3:00 PM

**Form & the Landscape:
Alternatives for Rural
Communities**

*Peter Stempel - 1 CM Credit
Springdale Council Room*

3:00 PM
- 3:15 PM

BREAK, SPONSORED BY SOUTHWEST CONSULTING SERVICES

Legislative Update

Wilf Sommerkorn

*1.5 CM Credit
Performance Room*

3:15 PM
- 4:45 PM

7:00 PM
- 9:00 PM

MOVIE SOCIAL AT ZION CANYON GIANT SCREEN THEATER

**Bus Tour* of St. George Transportation
with Lunch in St. George.**

Gary Zabriskie

3 CM Credit

**Registration is limited to first 15 attendees. Please
register early to ensure your spot.*

UTAPA Spring 2014: Conference Schedule



FRIDAY, APRIL 4, 2014

	ON THE ROAD	BOOTS ON THE GROUND	BACK TO BASICS	GETTING OUT
7:45 AM - 8:20 AM	Registration / Continental Breakfast / Networking Time			
8:20 AM - 8:30 AM	Welcome by Chapter President Aric A. Jensen - Performance Room			
8:30 AM - 9:40 AM	Friday Keynote Utah Departement of Transportation Carlos Braceras - 1 CM Credit - Performance Room			
9:45 AM - 10:40 AM	Co-Exist: Planning for Cars and Bikes Southern Utah Bicycle Alliance Dana Meier 1 CM Credit Performance Room	Broadband Benefits in Rural Communities Kelleigh Cole John Janson, AICP 1 CM Credit Springdale Council Room	Land Use 101 - Introduction to LUDMA Neil Lindberg, JD J. Craig Smith, JD 1 CM Credit Library Reading Room	Springdale and Zion National Park Bike Tour* Bob Nicholson 2 CM Credit *Registration is imited to first 15 attendees. Please register early to ensure your spot.
10:40 AM - 10:50 AM	BREAK, SPONSORED BY SMITH HARTVIGSEN PLLC			
10:50 AM - 11:50 AM	Small Urbanizing Areas Speaker TBD 1 CM Credit Performance Room	Partnering with Federal Land Managers David Nimkin Juan Palma Jim Ireland 1 CM Credit Springdale Council Room	Tools in the Planners Tool Box John Janson, AICP 1 CM Credit Library Reading Room	
11:50 AM - 12:50 PM	PICNIC LUNCH AT SPRINDALE TOWN PARK			
12:50 PM - 1:50 PM	Designing Neighborhoods for Healthy, Active Families: What the Research is Telling Us Jennifer Dill - 1 CM Credit - Performance Room			
1:55 PM - 2:50 PM	Ask the Expert: Solutions to Specific Active Transportation Issues Jennifer Dill 1 CM Credit Performance Room	Affordable Housing Plan Nick Baker Marci Milligan 1 CM Credit Springdale Council Room	Why the Appeal Authority Can Save Your Life (Role and function of the AA.) Vaughn Pickell, AICP, JD 1 CM Credit Library Reading Room	Springdale Only Bike Tour* Bob Nicholson 1 CM Credit *Registration is imited to first 15 attendees. Please register early to ensure your spot.
2:50 PM - 3:00 PM	BREAK			
3:00 PM - 3:55 PM	Mobility Management Mary Guy-Sell Ali Oliver 1 CM Credit Performance Room	Ethics* Max Johnson, AICP 1.5 CM Credit Springdale Council Room *Ends at 4:30PM	Finding a Way to Your Decisions Wilf Sommerkorn 1 CM Credit Library Reading Room	

UTAPA Spring 2014: Our Keynote Presenters



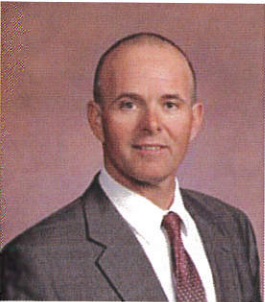
Andy Boenau

Andy Boenau's passion is helping people plan and design transportation systems that are scaled for active human living. One of Andy's primary goals in his work is that end users—people—can move around efficiently and safely regardless of their mode of travel. He frequently speaks at regional and national forums, connecting transportation infrastructure to livability and context sensitive solutions. Andy produces the Urbanism Speakeasy podcast and contributes to several urbanism magazines and blogs. He is a member the American Institute of Certified Planners (AICP).



Peter Norton, PhD

Peter Norton is assistant professor of history at the University of Virginia. He is the author of *Fighting Traffic: The Dawn of the Motor Age in the American City* (MIT Press, 2008), a study of people, vehicles, and changing streets in the early twentieth-century United States. From 2010 to 2013 Norton was editor in chief of *Mobility in History*, the annual review of the International Association for the History of Transport, Traffic and Mobility. His article "Street Rivals: Jaywalking and the Invention of the Motor Age Street" (*Technology and Culture*, 2007) won the Usher Prize of the Society for the History of Technology.



Carlos Braceras, P.E., Executive Director

Governor Gary R. Herbert appointed Mr. Braceras executive director of UDOT in May 2013. Prior to this Mr. Braceras served as UDOT's deputy director and chief engineer for 12 years and prior to that as the director of Region 3. Mr. Braceras also worked on the Legacy Parkway/I-15 North Project, where he was responsible for development of the environmental documents, design-build contracts and construction of both facilities. Since joining UDOT in 1986, Mr. Braceras has served as the chief geotechnical engineer, the chief value engineer and the Region 2 roadway design engineer. In 1998, he was named "State of Utah Governor's Manager of the Year" and received the "UDOT Leader of the Year" award. Mr. Braceras currently serves as the chair of the AASHTO Subcommittee on Maintenance and is a member of four other committees. Prior to joining UDOT, Mr. Braceras worked as a well-site geologist in the oil and gas exploration and development industry. He received a bachelor's degree in geology from the University of Vermont and a bachelor's degree in civil engineering from the University of Utah.



Jennifer Dill, PhD

Dr. Jennifer Dill is a professor of Urban Studies and Planning at Portland State University and Director of the Oregon Transportation Research and Education Consortium (OTREC). OTREC houses the National Institute for Transportation and Communities (NITC), a federally-funded university transportation center, and the Initiative for Bicycle and Pedestrian Innovation (IBPI). Dr. Dill's research interests include the relationship between transportation policy and planning and land use, health, and the environment, with a focus on non-motorized travel behavior. Prior to entering academia, Dr. Dill worked as an environmental and transportation planner in California. Dr. Dill has a Ph.D. in City and Regional Planning from UC Berkeley and an MA in Urban Planning from UCLA.